



THE
A-TEAM

**RE/MAX
FIRST**

904 PATTERSON View, Calgary T3H 3J9

MLS®#: **A2169163** Area: **Patterson** Listing Date: **10/15/24** List Price: **\$749,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1998**

Finished Floor Area
 Abv Sqft: **1,304**
 Low Sqft:
 Ttl Sqft: **1,304**

DOM

67
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **5 Level Split**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Environmental Reserve,Landscaped,Private,Views**
 Park Feat: **Double Garage Attached,Heated Garage,Insulated**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Disposal,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,See Remarks,Trash Compactor,Washer,Water Softener,Window Coverings**
 Int Feat: **No Smoking Home,Vaulted Ceiling(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	8`10" x 6`5"
2pc Bathroom	Second	6`11" x 5`3"
Kitchen	Second	19`7" x 11`9"
3pc Ensuite bath	Lower	10`5" x 7`1"
Walk-In Closet	Lower	6`2" x 7`1"
Bedroom	Lower	9`6" x 16`4"
Furnace/Utility Room	Lower	6`8" x 7`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	14`4" x 16`4"
Dining Room	Second	12`7" x 10`4"
Living Room	Second	17`2" x 18`2"
Bedroom - Primary	Lower	16`11" x 10`4"
4pc Ensuite bath	Lower	11`3" x 12`4"
Bedroom	Lower	16`11" x 17`10"

Legal/Tax/Financial

Condo Fee:
\$825

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9812053**

Remarks

Pub Rmks: **Welcome to exclusive living at Patterson Bluffs. Located just 15 minutes from the downtown core, this stunning townhouse sits along the ridge - overlooking the City of Calgary's natural reserve area. Enjoy panoramic views of our city, the river and the surrounding parkland. This dream property includes over 2100 sf of developed space and includes custom marble flooring, custom glass & maple railings on staircases, heated Brazilian limestone floor in the dining, kitchen and master ensuite, custom maple cabinetry designed by Empire Kitchen, SS appliances including a SubZero refrigerator, built-in Miele coffee maker, reverse osmosis at the SS apron sink. The master bedroom is generous with a gorgeous and generous sized ensuite and walk-in closet. The adjoining deck is perfect for a morning coffee and enjoying the sunrise. The guest bedroom on the lowest level walks out to the reserve area while the main floor office overlooks it. All in all, this property includes over 350 sf of outdoor deck space!! Condo fee includes water, sewer & heat PLUS in the event your unit requires a new hot water tank or furnace, the Condo Association will subsidize each to a predetermined amount. Ask your Realtor for a list of the many upgrades that are included in this property. You will not be disappointed! Book a showing today with your awesome Realtor!**

Inclusions: **large mirror in dining room, reverse osmosis, Murphy Bed**

Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









